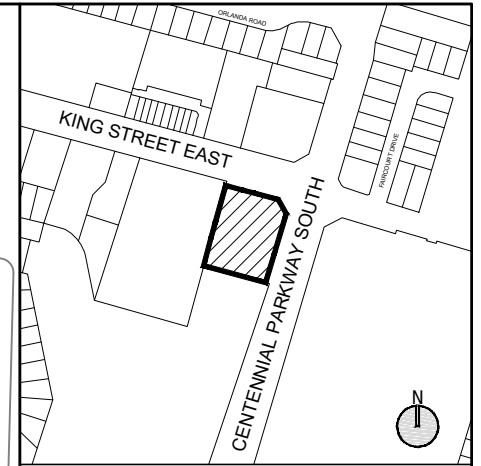


# KING STREET EAST

SCALE 1:400



SCALE 1:400  
METRES  
0 5 10 20

LEGEND  
  
 SUBJECT LANDS  
 EXTENT OF GROUND FLOOR

NOT FOR CONSTRUCTION  
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:  
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: RAW DESIGN  
CHECKED BY: M. JOHNSTON  
DRAWN BY: S. ERICKSON  
DATE: DECEMBER 16, 2021

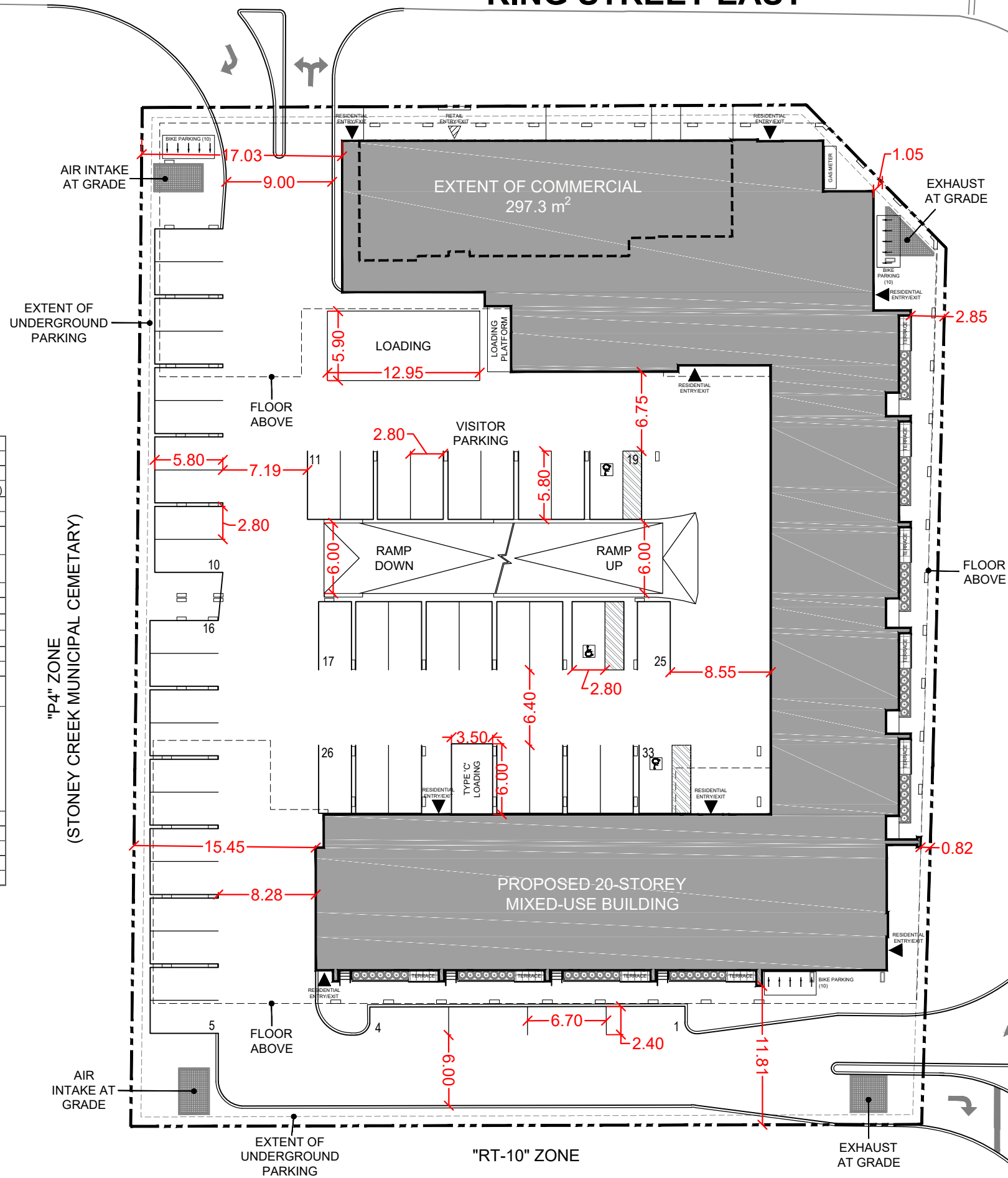
**URBAN SOLUTIONS**  
 PLANNING & LAND DEVELOPMENT  
 3 STUDEBAKER PLACE, SUITE 1  
 HAMILTON, ON L8L 0C8  
 905-546-1087 - urbansolutions.info

PROJECT:  
**2900 KING STREET EAST**  
 CITY OF HAMILTON

CLIENT:  
**CAMARRO DEVELOPMENTS INC.**

TITLE:  
**GROUND FLOOR SITE PLAN**

U/S FILE NUMBER: 381-20  
 SHEET NUMBER: 2



Development Statistics		
Proposed Zoning "C5-" Mixed Use Medium Density		
Item	Required	Proposed
Maximum Lot Area	N/A	5819.85 m <sup>2</sup> (0.58 ha)
Maximum Height	22.0 m	63.70 m
Min. Rear Yard Setback	7.5 m	12.00 m
Maximum Total Gross Floor Area for Commercial Uses	10,000 m <sup>2</sup>	356 m <sup>2</sup>
Building Setback from a Street Line	3.0 m	0.80 m
Min. Amenity Area		
Unit Greater than 50 m <sup>2</sup>	6.0 m <sup>2</sup>	3.0 m <sup>2</sup>
Unit Less than 50 m <sup>2</sup>	4.0 m <sup>2</sup>	3.0 m <sup>2</sup>
Indoor Amenity Area	N/A	472 m <sup>2</sup>
Outdoor Amenity Area	N/A	1372 m <sup>2</sup>
Parking		
Commerical	0 where a use is less than 450 m <sup>2</sup> in GFA (0 spaces)	0 spaces
Resident	<b>Units Greater than 50m<sup>2</sup></b> 1-14 = 0.7/unit = 10 spaces 15-50 = 0.85/unit = 31 spaces 51+ = 1/unit = 179 spaces Total: 220 spaces <b>Units Less than 50m<sup>2</sup></b> 0.3/unit = 101 spaces	326 spaces
Visitor	N/A	85 spaces
Barrier Free Parking	8 spaces	11 spaces
Total Parking	329 spaces	422 spaces
Short Term Bicycle Parking	5 spaces	20 spaces
Long Term Bicycle Parking	0.5 per dwelling = 282 spaces	288 spaces

Item	No. Units
1st Floor	9
2nd Floor	39
3rd Floor	39
4th Floor	53
5th Floor	57
6th Floor	55
South Tower (7th-18th Floor)	144
North Tower (7th-20th Floor)	168
<b>Total Residential Units: 564</b>	
Units Greater than 50 m <sup>2</sup>	230
Units Less than 50 m <sup>2</sup>	334